

GUILDHALL

SALES & LETTINGS



2 Slater Lane

, Leyland, PR25 1TL

Offers Over £290,000



THE PERFECT BUSINESS OPPORTUNITY IN LEYLAND

Guildhall are proud to bring to the property market this superb business investment, currently used as a Chinese takeaway with the additional living accommodation within. With interchangeable living areas and potentially five bedrooms this property is perfect for someone looking to set up their own business. Situated in a popular area of Leyland, just a short drive from major commuter routes to Chorley, Blackburn and Preston whilst also being close to local amenities.

The property comprises briefly, to the ground floor: entrance to the shop through to the main shop front which has a doorway leading to the shop kitchen. The shop kitchen is open to a further area of the shop kitchen and is open to the hallway. The hallway has doors providing access to a three piece shower room, two shop rooms, the cellar room and to the main house kitchen. Entrance to the main house through to the vestibule which has a door providing access to the kitchen. The kitchen is fitted with modern wall and base units and has a door providing access to the inner hall. The inner hall has stairs leading to the first floor and a door providing access to the rear garden. To the first floor there is a landing with stairs leading to the half landing and stairs leading to the second floor with doors providing access to two double bedrooms and a shower room. The main bedroom has a door providing access to the en-suite. To the half landing there are two doors leading to two further bedrooms. The second bedroom has stairs leading to the second floor attic room. From the main landing the stairs leading to the second floor provide access to a further bedroom.

Externally to the rear of the property there is a wrap around enclosed garden with double electric gates providing off road parking. To the front of the property there is an enclosed car park for off road parking. For further information, or to arrange a viewing, please contact our sales team.



Ground Floor

Shop Floor 15'1" x 12'11" (4.60m x 3.96m)

Two UPVC double glazed windows, central heating radiator, tiled floor, wood single glazed window, spotlights, doorway to shop kitchen area, shop counter.

Shop Kitchen Area 27'1" x 14'0" (8.28m x 4.29m)

UPVC double glazed window, double stainless steel sink with drainer and mixer taps, industrial six ring gas hob, extractor fan. space for fridges, stainless steel worktops, tiled flooring, stainless steel elevations, spotlights, industrial freestanding freezers, open to inner hall.

Inner Hall 20'6" x 11'10" (6.25m x 3.61m)

Tiled floor, doors to house kitchen, two shop rooms, shower room, storage room and cellar room.

Shop Room One 11'6" x 5'10" (3.51m x 1.78m)

UPVC double glazed window, tiled floor, spotlights, smoke alarm, PVC elevations.

Shop Room Two 10'7" x 7'8" (3.25m x 2.34m)

Two UPVC double glazed windows, spotlights, tiled floor, central heating radiator.

Shower Room 16'0" x 10'4" (4.88m x 3.15m)

UPVC double glazed window, central heating towel rail, dual flush WC, pedestal wash basin with mixer taps, double electric feed shower, tiled elevations, tiled floor, extractor fan.

Cellar Room 15'5" x 11'6" (4.70m x 3.51m)

Tiled Floor, fuse box,

House Kitchen 20'8" x 18'4" (6.30m x 5.61m)

Two UPVC double glazed windows, central heating radiator, cream wall and base units, laminate worktops, ceramic sink with drainer and mixer tap, oven with four ring gas hob, extractor hood, plumbing for washing machine, space for fridge/freezer, spotlights, tiled floor, door to vestibule, door to second inner hall.

Vestibule 8'2" x 2'11" (2.49m x 0.91m)

Doorway to house kitchen.

Main House

Inner Hall 4'11" x 2'7" (1.50m x 0.81m)

Stairs to the first floor, wood door to rear garden

First Floor

Landing 12'0" x 10'9" (3.68m x 3.30m)

UPVC double glazed window, spotlights, wood effect floor, stairs to the second floor and first floor, doors to two bedrooms, shower room

Bedroom One 9'8" x 8'11" (2.97m x 2.72m)

UPVC double glazed window, central heating radiator, wood effect floor, doors to en-suite.

Ensuite 9'8" x 8'11" (2.97m x 2.72m)

UPVC double glazed window, central heating radiator, wood effect floor, doors to the en-suite.

Bedroom Two 14'9" x 13'8" (4.50m x 4.19m)

Two UPVC double glazed windows, central heating radiator, wood effect floors, stairs to the second floor, door to the storage cupboard

Shower Room 8'0" x 3'6" (2.46m x 1.07m)

Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, vanity top wash basin with mixer taps, corner main feed shower, tiled elevations, tiled floor, spotlights, illuminated mirror.

Landing 4'7" x 3'6" (1.42m x 1.07m)

Spotlights, smoke alarm, wood effect floor, doors to two bedrooms, storage container.

Bedroom Three 17'10" x 10'4" (5.44m x 3.15m)

UPVC double glazed window, velux window, central heating radiator, wood effect floor, spotlights.

Bedroom Four 13'5" x 6'9" (4.11m x 2.06m)

Two UPVC double glazed windows, central heating radiator, wood effect floor, spotlights.

Second Floor

Bedroom Five 16'11" x 12'2" (5.18m x 3.73m)

UPVC double glazed window, central heating radiator, wood effect floor, spotlights.

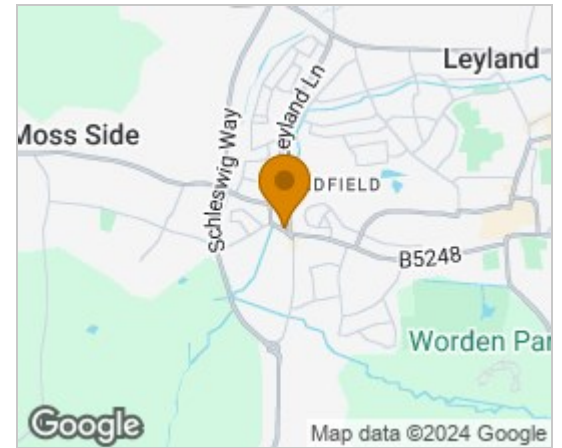
Attic Room 14'9" x 14'0" (4.50m x 4.27m)

Two velux windows, wood effect floor.

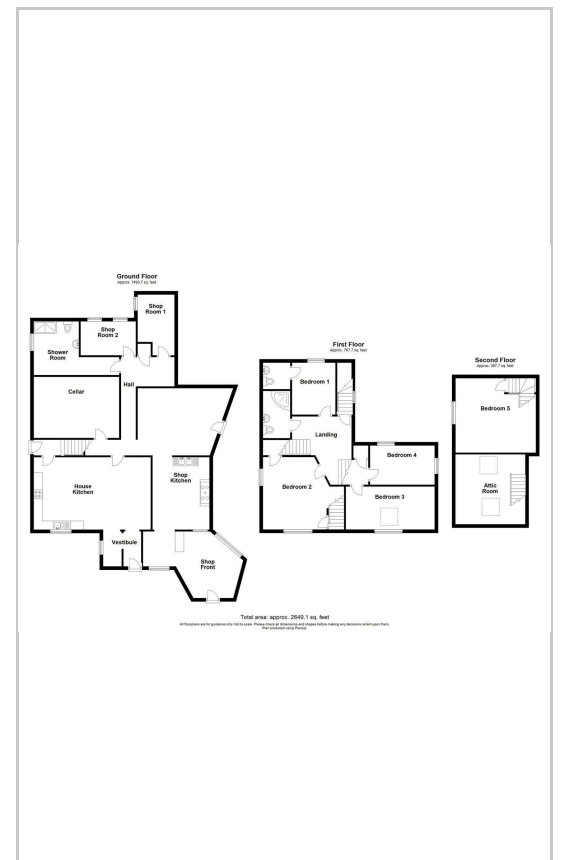
Externally

Enclosed garden, with electric double gate, paving.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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